



Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, May 16, 2023 BZA Meeting

Presented for approval: June 13, 2023

The Westfield-Washington Township Board of Zoning Appeals
met at 7:00 p.m. on Tuesday, May 16, 2023 at Westfield City Hall.

Active Links for this meeting:

[May 16, 2023 BZA Agenda & Exhibits](#)

[May 16, 2023 BZA YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:29](#)

ROLL CALL

BZA Members Present In-Person: Jeff Boller, Jeannine Fortier, Noble Hatfield, Victor McCarty, and Dave Schmitz.

BZA Members Present Virtually: None.

BZA Members Absent: None.

City Staff Present: Daine Crabtree, Senior Planner; Lauren Gillingham, Senior Planner; and Weston Rogers, Associate Planner.

City Staff Present Virtually: None

Legal Counsel Present: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Boller motioned to approve the April 11, 2023 Minutes.
McCarty seconded. Motion passed. Vote 5-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2304-VS-06 [PUBLIC HEARING]

[YouTube Time: 3:17](#)

235 Penn Street / Stellhorn Equity, LLC

The Petitioner requests Variances of Development Standard to permit a temporary gravel parking lot without surfacing or curbing on 0.3 acres +/- in the SF3: Single-Family Medium Density District (Article 6.14(G)(7)(a) and 6.14(G)(7)(b)).

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Staff presentation / Petitioner presentation / BZA comments & questions / Petitioner response.

Public Hearing for 2304-VS-06 opened at 7:09 p.m.

- One public comment.

Public Hearing for 2304-VS-06 closed at 7:12 p.m.

BZA comments & questions / Petitioner response.

McCarty motioned to approve 2304-VS-06 subject to the recommended conditions stated in the motion.

Fortier seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2304-VS-06.

Hatfield seconded. Motion passed. Vote 5-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

2305-VS-07 [PUBLIC HEARING]

[YouTube Time: 26:36](#)

2934 Buchanan Lane / Vernon Reizman

The Petitioner requests a Variance of Development Standard to encroach five (5) feet into the twenty (20) foot Minimum Rear Yard Setback on 0.25 acres +/- in the Claiborne Farms by Del Webb PUD District to accommodate a smart pergola.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Staff presentation.

Public Hearing for 2305-VS-07 opened at 7:27 p.m.

- No public comments.

Public Hearing for 2305-VS-07 closed at 7:29 p.m.

BZA comments & questions / Petitioner response.

Boller motioned to approve 2305-VS-07 subject to the recommended conditions stated in the motion.

Fortier seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2305-VS-07.

Fortier seconded. Motion passed. Vote 5-0.

2305-VS-08 [PUBLIC HEARING]

[YouTube Time: 34:46](#)

17400 Westfield Boulevard / Westfield Washington Township by Zentz Consulting, LLC

The Petitioner requests a Variance of Development Standard to permit native grasses in landscape islands in lieu of shrubs on 4 acres +/- in the Grand Millennium Center PUD District.

(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)

Staff presentation.

Public Hearing for 2305-VS-08 opened at 7:37 p.m.

- No public comments.

Public Hearing for 2305-VS-08 closed at 7:38 p.m.

BZA comments & questions / Staff responses / Petitioner responses.

Hatfield motioned to approve 2305-VS-08 subject to the recommended conditions stated in the motion.

McCarty seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2305-VS-08.

Boller seconded. Motion passed. Vote 5-0.

2305-VS-09 [PUBLIC HEARING]

[YouTube Time: 43:59](#)

19002 Shady Nook Road / Bill Chichwak

The Petitioner requests a Variance of Development Standard to modify Minimum Lot Area and Minimum Lot Frontage standards for two (2) residential lots in the AG-SF1: Agriculture/Single-Family Rural District (Articles 4.2(C) and 4.2(D))

(Planner: Weston Rogers – wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2305-VS-09 opened at 7:46 p.m.

- No public comments.

Public Hearing for 2305-VS-09 closed at 7:48 p.m.

BZA comments & questions / Staff & Petitioner responses.

Fortier motioned to approve 2305-VS-09 subject to the recommended conditions stated in the motion.

Boller seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2305-VS-09.

Boller seconded. Motion passed. Vote 5-0.

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2305-VU-04 [PUBLIC HEARING]

[*YouTube Time: 55:31*](#)

1960 East Greyhound Pass / Academy, Ltd. by Barnes & Thornburg, LLP

The Petitioner requests a Variance of Use to permit a High Intensity Retail Use (Sporting Goods Store, Large) in the SB-PD: Special Business Planned Development District and US Highway 31 Overlay District (Article 13).

(Planner: Pam Howard – phoward@westfield.in.gov)

(Presented by: Daine Crabtree – dcrabtree@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2305-VU-04 opened at 8:06 p.m.

- One public comment.

Public Hearing for 2305-VU-04 closed at 8:09 p.m.

BZA comments & questions / Petitioner & Staff responses.

McCarty motioned to approve 2305-VU-04 subject to the recommended conditions stated in the motion.

Fortier seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2305-VU-04.

Hatfield seconded. Motion passed. Vote 5-0.

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items.

REPORTS/COMMENTS:

[*YouTube Time: 1:12:44*](#)

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

Boller motioned to adjourn the meeting. Fortier seconded. Motion passed. Vote 5-0.

The meeting adjourned at 8:17 p.m.

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Signature Page for BZA Minutes for May 16, 2023

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director